

4.98 Acres/2.0 Hectares

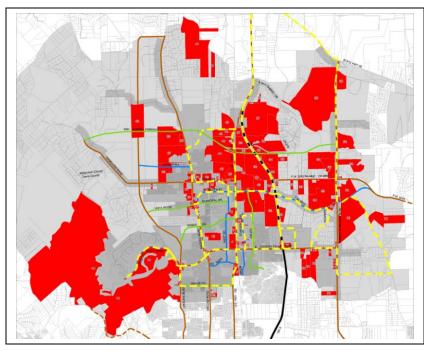
US 183 is 1.5 miles/2.4 km east

Utilities

Gateway location to more than 10,000 proposed residences

Zoning - General Commercial

Mr. Bill Hinckley
The Lookout Group
2370 Rice Boulevard, Suite 200
Houston, TX 77005
(713) 524-5263 phone
(713) 524-2807 facs
lookoutgroup@hotmail.com
www.crystalfalls.net



Property								
Total Acreage: 4.98 acres/2.0 hectares				Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. W				
Location								
City: Leander				County: Williamson				
Address/Directions: Southeast	(SE) corner	of Lakeli	ne Blvd. and (
Within City Limits: Yes				Distance from City Limits: Not Applicable				
Distance to US Highways: 1.5 miles/2.4 kilometers east Distance to Interstate Highways: 14 miles/22.5 kilometers east				Type of Zoning: General Commercial				
General Site Information								
			ion: Excellent		Dimensions: 400 x 560 feet/122 x 171 meters			
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes				Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete				
Adjoining Acreage Available: No Can Site Be Divided:				Yes		Lot Size:	Not Ap	plicable
Improvements								
Road Distance to Rail: 1.5 mile/2.4 km east				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail				
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: Proposed neighborhood shopping center at the gateway to one of the largest residential communities in Leander				
Fenced: No				Landscaped: No				
Located within an Industrial Park: No				Type of Business: Office, Retail				
Deed Restriction(s): No				Covenants: No				
Utilities								
City of Leander Services: Department of Engineering, (512) 528-2700	urtment of Engineering, 528-2700 Water - Size of Nearest Line: Pressure: 88 psi/607 kilopas				Sewer - Size of Nearest Line: 8 inch/20.32 cm			
Electric Service: Pedernales Electric Cooperative (PEC)	830) 868-	6041	Facs: (512) 268-0328			Email: Trista.fugate@peci.com		
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line:		6 inch/15.2 cm			ressure: Intermediate Pressure at the agdad Road and Crystal Falls Pkwy. tersection	
		Phone: (512) 870-4430 and/or 979) 595-2424		Facs: (512) 870-4475 (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc.	512) 259-1709		Facs: (512) 746-5807			Email: clawsondisp@earthlink.net		
Sales Information								
Contact: Mr Bill	one: (713) 524-526		Facs: (713)	524-2807	Email: lookoutgroup@ho com		nail.	Web Site: www.crystalfalls.net
Sales Price: Negotiable				Lease Price:		licable		ı
Comments: Now Leasing for reschools, upscale neighborhood				ne of the comr			rs. Cl	ose proximity to four